

AZAD, ARZO

From: SANDRA GENIS
Sent: Tuesday, June 15, 2021 12:22 PM
To: CITY CLERK
Subject: PH #3, One MEtro West
Attachments: omw council hearing memo, june 15.docx

Attached and below are my comments on Public hearing 3, One Metro West. There is considerable confusion among members of the public on this, as the public notice for the hearing specified a 12 noon deadline for comments whereas the agenda specifies 1 pm. The project notice also leaves the impressions that opportunities for comment end at noon, with no opportunity for zoom, teleconference, or attendance at a meeting.

I am relying on the clear wording of the agenda in submitting these comments for Public Hearing No. 3.

SANDRA GENIS

1586 MYRTLEWOOD

COSTA MESA, CA. 92626

June 15, 2021

Costa Mesa City Council
77 Fair Drive
Costa Mesa, CA

Subject: One Metro West, Public Hearing No. 3

The One Metro West project represents significant change from any previous development Costa Mesa industrial area and has the potential to set a precedent for other, similar projects in that area and elsewhere in Costa Mesa. Decisions made on this project have the potential to set the tone for future projects.

In that regard, I have the following concerns.

Open Space

The proposed project will include only about 31 % open space, including the proposed “park” area. This is well below the open space ratio required and provided elsewhere in the City. Projects in residential zones are typically required to provide at least 40 percent open space. Projects in the PDR-HD are required to provide 42 % open space. Thus, the proposed project is deficient.

Parking

The project proposes to provide only 1.75 parking spaces per dwelling unit. By contrast, the Municipal Code requires 2 spaces for a bachelor, increasing with unit size to four spaces for a 3 bedroom unit. In addition, the proposed Specific Plan specifies only 1.3 parking spaces per unit. It is likely that on-site parking will not be adequate, as evidenced by the applicant's proposal to provide additional parking for the project on the public street.

Sustainability

The applicant proposes to provide only those energy saving measures required by code. The EIR states that the project will not meet any level of LEED standard as specified by the Green Building Council. They are not even providing solar panels on the roof, just making it “solar ready”. Is this the precedent the City wishes to set? Is the Council prepared to abandon its commitment to sustainability? (Incidentally was use of solar panels included in EIR analyses of energy use and air emissions?)

Meeting Room

The project will include a 1,500 square foot meeting room, equating to about 100 occupants for dining and over twice that for meetings without fixed seating. How will parking be provided for events not limited to project residents? It is stated that the room would be available for

community events. Would this include functions like weddings and quinceaneras? Was this included in the parking analyses?

General Plan Conflicts

The City is reminded that the purpose of a Specific Plan is to provide for the systematic implementation of the general plan for all or part of the area covered by the general plan (Government Code Sec. 65450). The proposed project is in conflict with numerous General Plan policies including those related to noise and change in scale. Where these were pointed out in comments on the Draft Environmental Impact Report (DEIR) for the project, the consultant replied that it would be consistent with the Specific Plan, which apparently is intended to supplant or override the general plan. However, as stated by Government Code Section 65454, no specific plan may be adopted or amended unless the proposed plan or amendment is consistent with the general plan.

Affordable Housing

The project proposes to include ten percent low and very low income dwelling units. But contrast, the City's RHNA includes forty percent low and very low income units. It is likely the remaining units will be luxury apartments for the highly affluent. Thus, rather than help provide for housing need to the poor, the project is likely to exacerbate the need for lower income housing as affluent residents demand goods and services provided by lower income individuals. Other local communities are contemplating inclusionary ordinances with significantly higher proportions of affordable units than the level proposed in this precedent setting project.

The EIR

Under Measure Y, the City must fulfill all normally required provisions of the California Environmental Quality Act. The City cannot just push the project along in the process. In the case of One Metro West, the first step in the process remains incomplete as the EIR as currently presented fails to fulfill the purposes of CEQA.

The City has released a Final Environmental Impact Report for the project. While the document includes some valuable information, it fails to address some key issues. The Response to Comments is largely non-responsive. Failings include:

- Justifying lack of analysis rather than providing actual analyses
- Conclusory statements
- Placing the burden of investigation on the commenters
- Responses nonresponsive to the question

Lack of Analysis

Where preparers were asked to provide additional analyses of such issues as views, comparison of building scale to the surrounding area, noise, and other issues, the preparers simply justified the lack of analysis instead of preparing additional materials. This was even applied to important aspects of the project description.

The Master Plan and Specific Plan were not even incorporated by reference. The documents were not posted on-line until nearly the end of the public review period for the DEIR, nor did any widely available notice indicate where the documents could be viewed. In any case, incorporation by

reference is normally applied to general background materials, not items at the core of the project itself. As stated in Guidelines Section 15150(f):

Incorporation by reference is most appropriate for including long, descriptive, or technical materials that provide general background **but do not contribute directly to the analysis of the problem at hand.** [emphasis added]

Conclusory Statements

When asked about how conclusions were reached or how assumptions were made, the preparers essentially replied that “we did it his way because we did it this way”. This applies to questions regarding traffic, noise, an other issues.

Placing the burden on the commenters

While in several places in the document, the commenters were referred to other documents, this is most glaring in the cavalier response directing commenters to City Hall to see important project documents like the Specific Plan and Master Plan.

Nonresponsive responses

In many cases, extensive verbiage was provided in response to a question, but the question was not answered. This applies to comments on noise, aesthetics, land use comparisons, construction impacts, public access, and the bike trail.

Conclusion

I urge the City Council not to approve the proposed project as currently proposed and to refrain from certifying the EIR until it fully responds to the requirements of CEQA.

Sandra Genis

June 15, 2021

Costa Mesa City Council
77 Fair Drive
Costa Mesa, CA

Subject: One Metro West, Public Hearing No. 3

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Sandra Genis

AZAD, ARZO

From: Mary Spadoni <maryatsis@aol.com>
Sent: Tuesday, June 15, 2021 12:17 PM
To: CITY CLERK
Subject: Regarding: One Metro West

This project has caused the community to become polarized against an inappropriate project but more than the project is the council attempting to side with the developer over the VOTE of the people, per Measure Y. One Metro West has options LET THE PEOPLE VOTE or include 40% of affordable housing. The residents have been silenced, their initiative has been demeaned, criticized by city elected members of council, and even nonelected (mayor) members of council.

Leonard Glickman, Rose Equities principle, announced Y was illegal and he and the council agree. He indicated he would sue. Welcome to Costa Mesa, where developers are given more consideration than the VOTING PUBLIC. Let the city vote, don't buckle under threats from Rose Equities, don't implode if AB1322 passes, you are responsible to the residents, not the developer frothing at the mouth, for profits.

In researching recall procedures, 15% of some districts would be as little as 732 signatures. "Y" obtained over 7,000 signatures and the vote of almost 70% of the voters. Put that together with the signatures from "AA" and voter support, that is a substantial force in our city.

Mary Spadoni

[Sent from the all new AOL app for iOS](#)

From: GREEN, BRENDA
Sent: Monday, June 14, 2021 3:17 PM
To: BENNETT, STACY
Subject: FW: One Metro West - Support Letter
Attachments: OMW Support Letter 06 11 21- J & K Templeton.pdf

Brenda Green
City Clerk
City of Costa Mesa
714/754-5221

Until further notice, Costa Mesa City Hall is closed to the public in keeping with Governor Newsom's direction regarding COVID-19. The City leadership team is committed to continuing to provide essential city services and will be providing services to the public online, via telephone and through our website in order to follow the Governor's guidance and reduce the potential spread of COVID-19. In the interim, please call or email if you have any further questions. E-mail correspondence with the City of Costa Mesa (and attachments, if any) may be subject to the California Public Records Act, and as such may, therefore, be subject to public disclosure unless otherwise exempt under the act.

From: Joel Templeton [mailto:joel.templeton53@gmail.com]
Sent: Monday, June 14, 2021 2:56 PM
To: CITY COUNCIL <CITYCOUNCIL@costamesaca.gov>
Cc: GREEN, BRENDA <brenda.green@costamesaca.gov>; vanessayee@templetonplanning.com
Subject: One Metro West - Support Letter

Good afternoon,

Please see attached letter in support of the One Metro West project.

--

Sincerely,
Joel Templeton
Costa Mesa Resident
949-933-2459

To: Honorable Mayor John Stephens and Council Members
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92626

From: Joel and Kaylyn Templeton
784 Center Street
Costa Mesa, CA 92627

Date: June 11, 2021

Subject: One Metro West EIR, Specific Plan, and Master Plan

Dear Honorable Mayor John Stephens and Council Members,

We have had an opportunity to review the One Metro West EIR, Specific Plan, and Master Plan and feel strongly that this is the right project in the right location at the right time for our city. We need more housing in Costa Mesa for the present and future employers of the regional, national, and international companies moving into the city.

The new multi-modal opportunities of today and the future in close proximity to employment and residential centers will reduce long commutes on freeways and therefore improve traffic. This project represents a giant leap forward in making the City of Costa Mesa more livable.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Joel Templeton', with a long horizontal flourish extending to the right.

Joel and Kaylyn Templeton
Joel.Templeton53@gmail.com
784 Center Street,
Costa Mesa, CA 92627

From: Peggy Partnoff <peggypartnoff@yahoo.com>
Sent: Monday, June 14, 2021 12:27 PM
To: CITY CLERK
Subject: Measure Y must be presented to CM voters before faulty rezoning!

Adopting AB1322's faulty provision to discard Measure Y will prove to be the undoing of our city's integrity and the undoing of the political careers of any CM city council person voting to embrace such an undemocratic bill provision. To so blatantly thwart the will of the voters of Costa Mesa to enhance the financial gain of a real estate developer is shocking. To continue to mask the One Metro West real estate development as a socially philanthropic endeavor is appalling. The voters of Costa Mesa have overwhelmingly voiced their opposition to the current proposal of One Metro West, yet the applicant and some members of the city council continue to push and force this development thru the city departments using a variety of methods. I continue to assert my previously stated opposition to the One Metro West HD development based upon detrimental and unavoidable effects on our current gridlock traffic at the Harbor/ I-405 area. Be mindful.. the location of OMW and it's proposed 1, 057 residential units is across the street from the current renovation project of Andruil Headquarters... reporting an estimated 2,500 employees, mostly on site workers and a custom 200,000 sqft. research and development center equipped with labs, welding, and high power testing. But the City and Rose Equities wants to have the OMW property rezoned from industrial to HD residential?!? The additional stress to our infrastructure and traffic generated with the combined numbers of people commuting daily is unfathomable. OMW's traffic and trip numbers were projected prior to the Andruil Headquarters purchase. We will have a dangerous and unmanageable strain to the inadequate roadways in the area adding to a negative environmental and stressful impact during 7 plus years of massive excavation and property development. A paltry 10% low income units, the blight of massive HD units changing our city. Rose Equities' previous Irvine HD residential developments post substantial concerns regarding shoddy building, finishes, design.. from their neighbors and tenants. As well as parking and noise problems coupled with poor property management. If Irvine could not receive a quality development from them .. why would we expect a better outcome? I urge you to proceed with placing Measure Y on the ballot... give Costa Mesa voters their rightful opportunity to research and vote for the future of our city regarding this HD residential development. A commercial project that requires historical rezoning and 7 plus years of massive and impactful construction, impacting our infrastructure, changing the footprint of Costa Mesa demands Measure Y... do not sidestep this measure! Respectfully Peggy Partnoff

Sent from my iPhone

From: GREEN, BRENDA
Sent: Monday, June 14, 2021 10:12 AM
To: BENNETT, STACY
Subject: FW: Support of One Metro West
Attachments: OMW Support Letter 06.14.21.pdf

Brenda Green
City Clerk
City of Costa Mesa
714/754-5221

Until further notice, Costa Mesa City Hall is closed to the public in keeping with Governor Newsom's direction regarding COVID-19. The City leadership team is committed to continuing to provide essential city services and will be providing services to the public online, via telephone and through our website in order to follow the Governor's guidance and reduce the potential spread of COVID-19. In the interim, please call or email if you have any further questions. E-mail correspondence with the City of Costa Mesa (and attachments, if any) may be subject to the California Public Records Act, and as such may, therefore, be subject to public disclosure unless otherwise exempt under the act.

From: Dana Kovach [mailto:dana@kovachmarketing.com]
Sent: Monday, June 14, 2021 9:38 AM
To: CITY COUNCIL <CITYCOUNCIL@costamesaca.gov>
Cc: GREEN, BRENDA <brenda.green@costamesaca.gov>
Subject: Support of One Metro West

Good Moring.

While I am a resident of Newport Beach and working in the same, I am an avid supporter of One Metro West.

Dana Kovach
CEO

📞 949.679.9313

✉️ dana@kovachmarketing.com

7 Upper Newport Plaza, Suite 200
Newport Beach, CA 92660
kovachmarketing.com

KovachMarketing   

June_14, 2021

Mayor John Stephens &
Costa Mesa City Council

RE: Support for the Proposed One Metro West Community

Dear Mayor Stephens and Councilmembers:

As a resident of Newport Beach since, I am writing to you in support of the proposed One Metro West community because of the notable value it will bring to the community of both Costa Mesa and the surrounding communities.

A strong housing policy should be a part of your civic north star. This includes all kinds of housing, for-sale and for-rent (both market and affordable). Housing is at the core of so many of society's issues today and needs to be considered seriously. The impact on transit, global warming, inequity, segregation, economic growth, generational wealth gaps, etc. is beyond words. Having a healthy housing market which reacts appropriately to all these issues is fundamental to the solutions for the same.

Additionally, One Metro West will be an important piece of our transitioning economy. The residents of the One Metro West will spend \$38 million annually directly into Costa Mesa's businesses. The community will be an important source of homes for the nearby Anduril Headquarters and their 2,000 plus employees. And One Metro West will have over 600 jobs onsite, drawing impactful traffic away from traditional neighborhoods.

Having new residential homes walking, biking, or short commuting distance to so many other uses makes so much sense as Costa Mesa grows. I look forward to watching the North of the 405 Neighborhood growth organically into a new place of pride for Costa Mesa. As a good neighbor, Costa Mesa has grown as a city and a community by being at the forefront of planning great neighborhoods, parks, retail, and I look forward to One Metro West being a part of that story as well.

Sincerely,

Dana Lee Kovach

Kovach Marketing / Dana Lee Kovach, CEO

From: Lynda <jetel@aol.com>
Sent: Sunday, June 13, 2021 3:59 PM
To: CITY CLERK
Subject: A big resounding NO

To one metro west! The traffic down Harbor Boulevard to the beach! the impact overall to the city would be dreadful - please do not let this happen. Buck and Lynda Lobdell

Sent from my iPhone

From: Jason Thesing <jasonthesing@yahoo.com>
Sent: Friday, June 11, 2021 8:29 PM
To: CITY CLERK
Subject: Rezoning for high density north of the 405.

Council members,

I highly disapprove of rezoning our are north of the 405 fwy from industrial to high density. The negatives out way the benefits.

This is considered spot zoning and was never intended for this type of usage. This is a slippery slope and is something to take into extremely seriously consideration. Please vote no and side with the residents of Costa Mesa over the interests of the developer.

This is simply the wrong spot for a project this size and density.

Thank you,
Jason Thesing
CM resident sense 1991

Sent from my iPhone

From: Lynn Sartor <lsartor5@gmail.com>
Sent: Friday, June 11, 2021 4:47 PM
To: CITY CLERK
Cc: Steve Smithrud
Subject: Vote AGAINST One Metro West rezoning

Dear City of Costa Mesa, CityCouncil,

Please do not approve the zoning change for One Metro West. This would cause so much additional traffic in a heavily congested area that it will cause a very negative impact for the residents of the area – of which I am one.

I've voted for Measure Y. I don't understand why the city council is trying to push a zoning change through without the Costa Mesa voters getting an opportunity to vote.

Please advise why "AN ORDINANCE OF THE CITY OF COSTA MESA APPROVING REZONE 20-01 TO REZONE A 15.23-ACRE SITE TO PLANNED DEVELOPMENT RESIDENTIAL-HIGH DENSITY (PDR-HD) AND ESTABLISH A SITE-SPECIFIC DENSITY OF 80 DWELLING UNITS PER ACRE AND MAXIMUM 1,057 UNITS FOR THE PROPERTY GENERALLY LOCATED AT 1683 SUNFLOWER AVENUE" is being discussed, when in 2016, **Costa Mesa voters overwhelmingly approved Measure Y**, "An Initiative to Require Voter Approval on Certain Development Projects". Under Measure Y, major developments which change existing zoning and planning programs would not only have to be approved by the City Council, but by Costa Mesa voters as well.

Sincerely,
Marilyn Smithrud

From: Jon & Patricia Rowe <rowboat9@yahoo.com>
Sent: Friday, June 11, 2021 9:01 AM
To: CITY CLERK
Subject: For the Record - One Metro West Public Hearing (June 15, 2021)

City Clerk and City Council, City of Costa Mesa:

As 23-year residents of Costa Mesa's Mesa Verde neighborhood, we wish to go on record during the June 15, 2021 public hearing regarding approval of the One Metro West high density housing development. **We strongly oppose this development, and recommend that the City Council withhold approval during the June 15, 2021 hearing.** Our reasons for opposing the city's approval of this development are:

1. No Mention of Measure Y in Notice of Public Hearing. Not once in the Notice of Public Hearing mailed to residents is it mentioned that the One Metro West development falls within the parameters of Measure Y which requires that this development be put to a vote of the citizens of Costa Mesa. We find this omission suspicious. We believe that mention of Measure Y was deliberately left out of the Notice to perpetuate approval of the development. This shows a clear bias by the current city council to fast-track approval of the One Metro West development. Measure Y was approved by an overwhelming majority of the voters in Costa Mesa. At very least, it is disingenuous on the part of the City Council to make no mention of Measure Y in the Notice of Public Hearing.

2. Overtaxing of City Services Without Adequate Compensation & Outstripping of Resources. It is our opinion that the high density development of One Metro West will overtax city services (police, fire, water, sewer) without providing adequate tax revenue to compensate the city of Costa Mesa for these services. Despite assurances from the developer, Rose Equities, that the development will pay its own way, it is our opinion that the developer will build this development, take its profits, and leave. The taxpayers of Costa Mesa will be left to bear the financial burden of servicing the needs of the concentration of humanity posed by the dense development that One Metro West constitutes. Make no mistake, when that many people are concentrated into such a small area, there will be disputes (or worse) between residents that require police response, and there will be daily calls for fire department paramedics to render medical aid. We are entering another drought emergency, and Costa Mesa residents will once again be told to conserve water, under penalty of onerous fees if they exceed their allotments. Is this the time to add two to three thousand more residents who will take daily showers, perform thousands of toilet flushes daily, and who want to frolic in multiple swimming pools on the property? We think not. It's time Costa Mesa, and California as a whole, recognize that climate change is real, and population growth is outstripping natural resources.

Untenable RHNA Mandates. It is our opinion that RHNA mandates imposed on Orange County coastal cities (including the City of Costa Mesa) by the state of California ignore reality, are untenable, and will ultimately collapse under their own weight. Ignoring for the moment that affected cities are contesting RHNA mandates in court (and ignoring who may prevail in these legal proceedings), it is our opinion that RHNA mandates are unworkable. Simple common sense tells you that if population outstrips the ability of the environment to support that population, migrations or die-offs occur. It happens with every living thing on this planet, be it plants, insects, or mammals. Humans are mammals, and they are not exempt from these simple realities of nature. Pack enough people into a limited space, and their quality of life will plummet to the point where they either move-on, or go to war with each other to fight over dwindling resources. Lawsuits or no lawsuits, RHNA mandates will ultimately fail.

We urge the Costa Mesa City Council to disapprove the One Metro West high density housing development.

Signed:

Jon B. Rowe

Patricia A. Rowe

1843 Gisler Ave.

Costa Mesa, Calif. 92626

Telephone: 714-434-7785

Email: rowboat9@yahoo.com

From: Flo Martin <flomama@aol.com>
Sent: Thursday, June 10, 2021 9:22 AM
To: CITY CLERK
Subject: public hearing June 15h re: One Metro West
Attachments: One Metro West.docx

Hi,
I have attached a one-page Word doc. Please distribute to all council members prior to the June 15h hearing.

Thanks!

Flo Martin
2442 Andover Place
CM 92626
949.933.3699

"It is when we are alone that we are the least alone." St. Augustine

TO: Mayor John Stephens, Mayor Pro tempore Andrea Marr and Costa Mesa City council members

RE: Ordinances No 2021-X1, 2021-X2, 2021-X3

FROM: Florence Martin, 2442 Andover Pl., Costa Mesa CA 92626

California is in a housing crisis. Due to lagging supply and high demand, housing costs are at an all-time high. The current city jobs/housing ratio is 1.6 jobs for every residential unit. Not good!

Costa Mesa's RHNA allocation is to provide 11,733 residential units between 2021 and 2029.

ONE METRO WEST will certainly respond to the City's allocation.

ONE METRO WEST will offer employees at the Press, SoCo, IKEA, VANS, Home Ranch and other nearby work locations a place to live. Currently, some 25 thousand jobs exist north of the 405. Another eight thousand jobs are coming with future projects. The PRESS alone will account for 3300.

ONE METRO WEST will be a community gathering place with three pools, a 1.7 acre park/event plaza open to the public, and an enhanced bike trail connection to the Santa Ana River Trail. The mixed-use design (residential, office, retail, recreational) will be very user-friendly.

ONE METRO WEST will eliminate some 3300 vehicle trips/day for local employees. This will lower greenhouse gases.

ONE METRO WEST will contribute some \$600,000 a year to the Newport Mesa Unified School District. The City of Costa Mesa will receive \$2 million in one-time fees.

ONE METRO WEST will ensure an economically and environmentally sustainable place for youthful, eclectic and established residents to find a home.

Flo Martin

2442 Andover Place

Costa Mesa CA 92626

949.933.3699

From: Peggy Partnoff <peggypartnoff@yahoo.com>
Sent: Tuesday, June 8, 2021 8:10 PM
To: CITY CLERK
Cc: citycouncil@costamesa.gov
Subject: Proposed Zone changes Sunflower/ Harbor Costa Mesa

I want to, once again, voice my OPPOSITION to the proposed zone change at Sunflower/ Harbor area to High Density Residential housing from light industrial in an effort to accommodate Rose Equities One Metro West development. The extensive Property development for Andruil is already in progress. The traffic generated by this n

Sent from my iPhone

From: GREEN, BRENDA
Sent: Tuesday, June 8, 2021 1:08 PM
To: BENNETT, STACY
Subject: FW: Support for the Proposed One Metro West Community
Attachments: Trellis Letterhead v2.docx

Brenda Green
City Clerk
City of Costa Mesa
714/754-5221

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From: Terrilee Stevenson [mailto:terrilee@wearetrellis.com]
Sent: Tuesday, June 8, 2021 1:07 PM
To: CITY COUNCIL <CITYCOUNCIL@costamesaca.gov>
Cc: GREEN, BRENDA <brenda.green@costamesaca.gov>
Subject: Support for the Proposed One Metro West Community

Dear Mayor Stephens and Council Members,

Attached is my letter for next week's City Council meeting.

All the best,

Terrilee Stevenson
Education Initiative Director
949-233-6553

Trellis
711 W 17th St. Ste E5, Costa Mesa CA 92627
www.wearetrellis.com
Follow us: [Facebook](#) | [Instagram](#)





June 8, 2021

Mayor John Stephens &
Costa Mesa City Council

RE: Support for the Proposed One Metro West Community

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As a resident of Costa Mesa since 1987, I am writing to you in support of the proposed One Metro West community.

A strong housing policy is critical for the future of our city. This includes all kinds of housing, for-sale and for-rent (both market and affordable). Housing is at the core of so many of society's issues (transit, global warming, inequity, segregation, economic growth, generational wealth gaps, etc.) Having a healthy housing market which reacts appropriately to all these issues is fundamental to the solutions for the same.

The plan that One Metro West has put forward could be an important piece of our transitioning economy if their project is approved. The residents of One Metro West will spend \$38 million annually directly into Costa Mesa's businesses. The community will be an important source of homes for the nearby Anduril Headquarters and their 2,000 plus employees. And One Metro West will have over 600 jobs onsite, drawing impactful traffic away from traditional neighborhoods.

Having new residential homes walking, biking or short commuting distance to so many other uses makes so much sense as we grow. I look forward to watching the North of the 405 Neighborhood growth organically into a new place of pride for Costa Mesa. Costa Mesa has grown as a city and a community by being at the forefront of planning great neighborhoods, parks, and retail. I look forward to One Metro West being a part of that story as well.

Sincerely,

Terrilee Stevenson
Education Initiative Director at Trellis
terrilee@wearetrellis.com

We exist to facilitate a collaborative approach to resolving the city's greatest challenges.

TRELLIS - MISSION STATEMENT

From: GREEN, BRENDA
Sent: Tuesday, June 8, 2021 12:40 PM
To: BENNETT, STACY
Subject: FW: Support of One Metro West
Attachments: Support for One Metro West Project.docx

Brenda Green
City Clerk
City of Costa Mesa
714/754-5221

Until further notice, Costa Mesa City Hall is closed to the public in keeping with Governor Newsom's direction regarding COVID-19. The City leadership team is committed to continuing to provide essential city services and will be providing services to the public online, via telephone and through our website in order to follow the Governor's guidance and reduce the potential spread of COVID-19. In the interim, please call or email if you have any further questions. E-mail correspondence with the City of Costa Mesa (and attachments, if any) may be subject to the California Public Records Act, and as such may, therefore, be subject to public disclosure unless otherwise exempt under the act.

From: Ian Stevenson [mailto:ian@wearetrellis.com]
Sent: Tuesday, June 8, 2021 12:39 PM
To: CITY COUNCIL <CITYCOUNCIL@costamesaca.gov>; GREEN, BRENDA <brenda.green@costamesaca.gov>
Subject: Support of One Metro West

Dear Mayor Stephens and City Council,

Please see attached letter of support for the One Metro West Project.

Thank you for your leadership and consideration.

Sincerely,

Ian Stevenson
Executive Director
TRELLIS / (949) 422-5331
wearetrellis.com

711 W 17th St. Ste E5, Costa Mesa CA | 92627
www.wearetrellis.com
Follow us: [Facebook](#) | [Instagram](#)



June 8th, 2021

Mayor John Stephens & Costa Mesa City Council

RE: Support for the Proposed One Metro West Community

Dear Mayor Stephens and City Council Members,

As a resident in Costa Mesa for the past 34 years, and a homeowner for the past 27, I urge you to approve One Metro West when it comes to City Council for a vote on Tuesday night.

A strong housing policy should be a part of our civic north star. This includes all kinds of housing, for-sale and for-rent (both market and affordable). Housing is at the core of so many of society's issues (transit, global warming, inequity, segregation, economic growth, generational wealth gaps, etc). Having a healthy housing market which reacts appropriately to all these issues is fundamental to the solutions for the same.

Because Costa Mesa does not yet have an inclusionary housing ordinance, Costa Mesa is incredibly fortunate One Metro West is **voluntarily** including 106 lower income units along with its 950 market rate units. To affordable housing advocates like myself and as someone working to serve people from all segments of our community, this is a very big deal.

Lacking an inclusionary housing ordinance, we have missed out repeatedly on opportunities to gain "housing balance" -- i.e, some measure of affordable units along with all the market rate units that were built in Costa Mesa over the years. The inclusionary housing model which One Metro West has adopted will help set us on the path to achieving that crucial housing balance. In truth, **without One Metro West and inclusionary housing projects like it, Costa Mesa will find it impossible to meet its legal mandate to plan for nearly 5000 lower- income units in the next Housing Element planning period.** For that reason, I believe One Metro West as an inclusionary housing project is categorically exempt from Measure Y as "affordable housing required by state law."

Your approval of One Metro West is crucial for another reason, too. By approving a large housing development which includes 67 very-low- and 39 low-income units, you will demonstrate Costa Mesa is an inclusive community which welcomes essential workers like nurses, plumbers, and food service staff as well as those blessed with higher incomes.

Costa Mesa needs this housing. We especially need this affordable housing. Please vote "yes" on One Metro West.

Respectfully,

Ian Stevenson (Eastside resident)

From: Bill "SurfcityBilly" Partnoff <Billy@surfcitybilly.com>
Sent: Monday, June 14, 2021 3:55 PM
To: CITY CLERK
Subject: OneMetroWest - EIR Agenda - NEED Measure Y

EIR Seems not to take Andruil Industries into consideration for increased Traffic and drain on Infrastructure.

We are all busy and this OMW proposal drags on ... but please take time to contact the city council and/or city clerk regarding your concerns regarding Rose Equities High Density Housing of 1057 units named OneMetroWest at 1683 Sunflower in CM. Most have already shared communications to the city regarding the OMW proposal but here are some newer developments; the in-progress development of Andruil Industries Headquarters at the old LA Times building They report up to 2,500 employees and a custom research and design center with labs, testing facilities, etc. An amazing opportunity for employment. They could go forward quickly as they are within proper zoning. One Metro West seeks to change city zoning to accommodate their proposal to High Density housing... too late. The daily traffic generated by these 2 neighboring projects will be crippling to our traffic and daily commutes .. Harbor Blvd does not contain the necessary infrastructure to accommodate this level of traffic. The traffic and trip analysis submitted by One Metro West previously for the EIR did not take Andruil's presence into their equation. The Harbor/ Sunflower area of Costa Mesa simply cannot absorb the effects of both projects. I believe One Metro West needs a different location... Andruil was on their game and is already in process.

Next is AB1322 another bad bill in the CA legislature allowing City Councils to exempt local voter approved measures, such as Measure Y. The perfect "loophole" One Metro West seeks for their application to be bypassed and not put on the ballot, under Measure Y. Urge our council members to honor the 2016 ballot approved initiative whenever an applicant's development triggers the statues of Measure Y, as OneMetroWest does.

Costa Mesa, CA

--

Respectfully Submitted,

Bill "SurfcityBilly" Partnoff
Broker BRE# 01202846
(714) 271-2647
www.surfcitybilly.com
SurfcityBilly.com...Leading You into the Future of Real Estate

AZAD, ARZO

From: Jody Pedri <jodyp9010@yahoo.com>
Sent: Monday, June 14, 2021 5:29 PM
To: CITY CLERK; diana Kuykendall
Subject: One Metro West project

I can't believe that our city council wants more people crowding Harbor Blvd. It's like a parking lot now at rush hour. At 80 units /acre for 15 acres that is 1200 units which would most likely be 1800 more cars. I can't imagine any environmental engineer would say this would not have a huge effect on traffic in our area. Approving the In N Out was bad enough, with the cars backing up onto Gisler and Harbor. At least the In N Out could move. It would be hard to demolish these homes once they are built, and it is discovered that they are a mistake like the In N Out was. You are supposed to represent the CM citizens. Did you take a vote to see if anyone in the nearby area is in favor of this? It seems like you care more about the developers than the citizens. Also what about water? We are in a drought, and the last thing we need is more people using more water & sewer. I'm sure if this project is built, we will see a big raise in our water bill. I am adamantly opposed to this project.

Jody Pedri
3332 Nevada Ave
714-5464685

AZAD, ARZO

From: Matt Grimm <matt@anduril.com>
Sent: Tuesday, June 15, 2021 12:00 PM
To: CITY COUNCIL; CITY CLERK; STEPHENS, JOHN
Subject: Letter of support for One Metro West development
Attachments: Letter of Anduril support of One Metro West.pdf

Hello –

Please find the attached letter expressing Anduril Industries' support for the One Metro West development.

Please reach out if we can provide any further information or details.

-matt grimm-
Co-Founder and COO
Anduril Industries
matt@anduril.com

The information contained in this e-mail and any attachments from Anduril Industries Inc may contain confidential and/or proprietary information, and is intended only for the named recipient to whom it was originally addressed. If you are not the intended recipient, any disclosure, distribution, or copying of this e-mail or its attachments is strictly prohibited. If you have received this e-mail in error, please notify the sender immediately by return e-mail and permanently delete the e-mail and any attachments.



Anduril Industries | 2722 Michelson Drive | Irvine, CA 92612 | U.S.A.

June 15, 2021

Costa Mesa City Council and the Honorable Mayor John Stephens
77 Fair Drive
Costa Mesa, CA

Dear Mayor Stephens and Councilmembers,

Anduril Industries is Orange County's fastest growing technology company, and as a member of Costa Mesa's North of the 405 Neighborhood, we would like to submit this letter in support of One Metro West, the mixed-use community proposed by Rose Equities to replace the current Sakura Paper manufacturing plant at 1683 Sunflower Ave.

When we move our new headquarters into the PRESS this fall, the former site of the LA Times printing facility in Costa Mesa, we will become one of the county's largest office tenants. Our investment into the North of the 405 neighborhood will result in over 2,000 new jobs and hundreds of millions of dollars of positive economic impact in Costa Mesa. Having a community such as One Metro West growing with us, less than a mile away, will be an ideal complement to our investment.

Anduril attracts and recruits new employees both locally and throughout the nation. Orange County and Costa Mesa's lifestyle helps account for that attraction. Our employees value new challenges, growth opportunities, and a live-work-play balance. Our search for a new headquarters brought us to the North of the 405 Neighborhood because we know it can provide these elements. The area already offers great shopping, recreational opportunities at the Santa Ana River Trail, and easy freeway access to the beach and mountains. The new housing and park provided by One Metro West, with its pedestrian friendly design, will help round out our the neighborhood and will be home to many of our employees.

Our lease at the PRESS includes 450,000 square feet of office space with an additional 190,000-square-foot research and development facility expansion. Anduril's growth and success will be driven by our investment in our employees and this starts with our new headquarters. Having great neighbors like One Metro West will be an integral part of Anduril and our employee's long-term success, which is why we support the project.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Matt Grimm', with a long horizontal flourish extending to the right.

Matthew Grimm
Co-Founder and COO of Anduril Industries
Costa Mesa Resident and Constituent
matt@anduril.com

AZAD, ARZO

From: Nancy <nosso5@aol.com>
Sent: Tuesday, June 15, 2021 11:54 AM
To: CITY CLERK
Subject: One Metro West

To whom it may concern,

Hello, my name is Nancy Osso. I am completely against the current proposal for One Metro West. I live in the Mesa Verde North tract that will front this project. I believe that this project will seriously impact the traffic both on Harbor Blvd, and Gisler. The only schools available to service this project are California Elementary School, and Tewinkle Middle School. First even if....there are only 100 children living at OMW they will overcrowd these schools. Second that is 200 more car trips on Harbor...to Gisler to California Street. Very few I believe will use a bus service. All of these streets are currently a nightmare! People who live in the tracts that surround these schools have only one street to get to Harbor Blvd. That is Gisler. Those that chose to exit to Gisler from Iowa near the Vagabond Inn have a horrible time trying to get on to Gisler during peak school/work hours. Those living closer to the SART and trying to access Harbor via Gisler have school traffic and crossing guards to contend with.

If the thinking is that these school children will ride their bikes...or walk to school...that is not realistic. They would either have to use the SART (not safe for children) and walk/ride 1-1/2 miles to school or walk down Harbor Blvd.

In addition....where will those living at OMW shop? Target? Vons? Where will they eat? In and Out, Chick-fil-a, Canes? How will they get there? I can assure you they will not walk or ride a bike! More traffic on Harbor Blvd.

This is just a bad idea. Please vote NO!

Thank you,
Nancy Osso

AZAD, ARZO

From: CJ <mapleknowellhouse@gmail.com>
Sent: Tuesday, June 15, 2021 11:32 AM
To: CITY CLERK
Subject: One Metro West

Dear Mayor and City Council,

Thank you for approving the project and allowing for more housing to be built in our beautiful City. It is about time that we prioritize all residents in the City instead of focusing on the select few that have owned homes here for 30+ years. They sure are lucky to have purchased homes back then when prices were so cheap. And now they feel entitled to shut down any new residents from moving in. So much for love thy neighbor - I do not understand their thinking. By allowing for more housing opportunities, you are opening the door for residents to stay in the City as housing costs continue to skyrocket.

It has been proven time and again that high density mixed use development reduces traffic. Any noise or neighbor aesthetics that some are worried about cannot compare to the constant roar of the freeway. It appears that the only real issue some of these people have is that they are afraid of change and afraid of who might be moving in.

Thank you for thinking about all the residents in the City and not the vocal, obstructionist few.

Sincerely,

CJ WONG

AZAD, ARZO

From: Nancy Levy <nancy@scr.org>
Sent: Tuesday, June 15, 2021 10:32 AM
To: CITY CLERK
Subject: one metro west project

As a resident of Mesa Verde I am writing to add my voice to the many who are opposed to the One Metro West project. I have just learned that the Andruil Industries headquarters is projected to employ as many as 2,500. Adding that to the over 1,000 apartments in the One Metro West project is going to overrun our local streets with traffic, and cause numerous other logistical issues.

Please do not do this to the residents of our city!
Nancy Levy
Mesa Verde, State Streets

AZAD, ARZO

From: Jan Harmon <janharmon2008@gmail.com>
Sent: Tuesday, June 15, 2021 10:30 AM
To: CITY CLERK
Subject: One Metro West Project agenda item / June 15 City Council Meeting

June 15, 2021

To the Costa Mesa City Council Members

It would not be in the best interest of citizens to rezone the 15.23-acre site at 1683 Sunflower Avenue from Industrial to High Density. We must be careful not to open up a Pandora's Box.

This rezoning proposal is purely to benefit one high density project, One Metro West, and we have not seen any proposals for rezoning to low or medium density for this area.

The danger in the One Metro West project is the compounding of the already high density traffic flowing along Harbor Blvd including the 405 freeway entrances and exits. Such problems are bound to outrage citizens.

The traffic analysis by Rose Equities (the Beverly Hills company proposing One Metro West) is not correct. They say most of the traffic from their project will travel north on Harbor. This is a fairytale. The City Council has been duped on traffic analysis before (example: the In and Out traffic report) and it will be in the best interest of all concerned that we go cautiously when deciding the density of building in Costa Mesa.

If the zoning for 1683 Sunflower Avenue is changed from Industrial to High Density it can only further clog the Harbor Blvd area, delaying citizens from getting into or out of Costa Mesa at that location. This would certainly place in your laps an ongoing citizen demand to know why you saw merit in this decision in the first place. One Metro West is simply TOO BIG!

Sincerely,
Jan Harmon
Costa Mesa resident since 1973

AZAD, ARZO

From: Kathy Esfahani <kathy.esfahani@gmail.com>
Sent: Tuesday, June 15, 2021 8:59 AM
To: CITY CLERK; CITY COUNCIL
Subject: Public Comment in support of One Metro West

Dear Council Members,

I urge you to approve One Metro West at your meeting tonight. Because Costa Mesa does not yet have an inclusionary housing ordinance, Costa Mesa is incredibly fortunate One Metro West is **voluntarily** including 106 lower income units along with its 950 market rate units. To affordable housing advocates like me, this is a very big deal.

Lacking an inclusionary housing ordinance, we have missed out repeatedly on opportunities to gain "housing balance" -- i.e, some measure of affordable units along with all the market rate units that were built in Costa Mesa over the years. The inclusionary housing model which One Metro West has adopted will help set us on the path to achieving that crucial housing balance. In truth, **without One Metro West and inclusionary housing projects like it, Costa Mesa will find it impossible to meet its legal mandate to plan for nearly 5000 lower- income units in the next Housing Element planning period.** For that reason, I believe One Metro West, as an inclusionary housing development, is categorically exempt from Measure Y as "affordable housing required by state law."

Your approval of One Metro West is crucial for another reason, too. By approving a large housing development which includes 67 very-low- and 39 low-income units, you will demonstrate Costa Mesa is an inclusive community which welcomes essential workers like nurses, plumbers, and food service staff as well as those blessed with higher incomes.

Costa Mesa needs this housing. We especially need this affordable housing. Please vote "yes" on One Metro West.

Respectfully,
Kathy Esfahani
(Mesa Verde resident)

AZAD, ARZO

From: Linda Tang <ltang33@gmail.com>
Sent: Monday, June 14, 2021 11:15 PM
To: MARR, ANDREA; CHAVEZ, MANUEL; GAMEROS, LOREN; jeff.harlan@costamesaca.gov; HARPER, DON; REYNOLDS, ARLIS; STEPHENS, JOHN
Cc: CITY CLERK
Subject: Re: Support for One Metro West
Attachments: Ltr_Support One Metro West CC_6.14.21.pdf

Dear City Council Members,

Please find attached my **support** letter for tomorrow's Public Hearing Agenda Item #3: Final EIR, General Plan Amendment, Master Plan, Tract Map and Development Agreement of a Mixed Use Project (One Metro West).

Thank you.

-Linda

June 14, 2021

Mayor John Stephens and Members of the City Council
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92626

RE: Support Approval for One Metro West

Dear Mayor Stephens and Council Members:

I am writing to urge the City to support the development of One Metro West because it puts forth a plan that will ***create much needed workforce housing at all economic segments of the community***. More importantly, One Metro West is displaying commitment and leadership as a builder/owner in addressing the City's unmet housing needs for lower income households. Last month, an extension for a development agreement came before the City and that applicant maintained they were "not amenable" to including affordable housing in the agreement.¹ While the City does not have an inclusionary housing ordinance, One Metro West could have followed the same path of the "not amenable" applicant. Instead, ***One Metro West has taken the position of a long-term community partner and has voluntarily included an affordability component for lower income households.***

One Metro West will also help count towards the City's exceptionally high 2021-2029 Regional Housing Needs Assessment (RHNA) allocation of 11,760 units, especially for the lower income RHNA categories. Of the proposed 1,057 units at One Metro West, there will be a set-aside of 67 very low- and 39 low-income units. Currently, the City has very few readily available land for residential development and the City has not been very successful in building affordable housing for lower income working households. From 2014-2020, only 30 permitted units were issued at low and very low income.² Of those, 9 units are deed restricted at very low and 21 units are non-deed restricted ADUs at very low and low income. ***There is a dire need for more affordable housing and One Metro West voluntarily including lower income units should set the standard for any upcoming residential projects that is being proposed in the City.***

We encourage the City to please recognize and engage with community-minded builder/owners like One Metro West who share our vision in creating a thriving, inclusive and a more balanced jobs-housing Costa Mesa.

Sincerely,

Linda Tang

¹ City Council Agenda Report- An Ordinance For An Extension To And Amendment Of The Sakioka Farms Development Agreement DA-99-02 (DA-20-03), Sakioka Lot 2, 14850 Sunflower Avenue, City of Costa Mesa, p. 2, April 6, 2021.

² Planning Commission Agenda Report- 2020 Annual Review of the Costa Mesa 2015-2035 General Plan, City of Costa Mesa, p. 5, April 20, 2021.

AZAD, ARZO

From: Jody Pedri <jodyp9010@yahoo.com>
Sent: Monday, June 14, 2021 5:29 PM
To: CITY CLERK; diana Kuykendall
Subject: One Metro West project

I can't believe that our city council wants more people crowding Harbor Blvd. It's like a parking lot now at rush hour. At 80 units /acre for 15 acres that is 1200 units which would most likely be 1800 more cars. I can't imagine any environmental engineer would say this would not have a huge effect on traffic in our area.

Approving the In N Out was bad enough, with the cars backing up onto Gisler and Harbor. At least the In N Out could move. It would be hard to demolish these homes once they are built, and it is discovered that they are a mistake like the In N Out was. You are supposed to represent the CM citizens. Did you take a vote to see if anyone in the nearby area is in favor of this? It seems like you care more about the developers than the citizens.

Also what about water? We are in a drought, and the last thing we need is more people using more water & sewer. I'm sure if this project is built, we will see a big raise in our water bill.

I am adamantly opposed to this project.

Jody Pedri
3332 Nevada Ave
714-5464685

April 30th, 2021

Mayor John Stevens &
Costa Mesa City Council

RE: Support for the Proposed One Metro West Community

Dear Mayor Stevens and Councilmembers:

As a resident of Costa Mesa since _____, I am writing to you in support of the proposed One Metro West community.

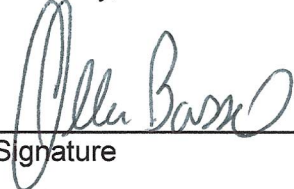
A strong housing policy should be a part of our civic north star. This includes all kinds of housing, for-sale and for-rent (both market and affordable). Housing is at the core of so many of society's issues (transit, global warming, inequity, segregation, economic growth, generational wealth gaps, etc). Having a healthy housing market which reacts appropriately to all these issues is fundamental to the solutions for the same.

Additionally, One Metro West will be an important piece of our transitioning economy. The residents of the One Metro West will spend \$38 million annually directly into Costa Mesa's businesses. The community will be an important source of homes for the nearby Anduril Headquarters and their 2,000 plus employees. And One Metro West will have over 600 jobs onsite, drawing impactful traffic away from traditional neighborhoods.

Having new residential homes walking, biking, or short commuting distance to so many other uses makes so much sense as we grow. I look forward to watching the North of the 405 Neighborhood growth organically into a new place of pride for Costa Mesa.

Costa Mesa has grown as a city and a community by being at the forefront of planning great neighborhoods, parks, retail, and I look forward to One Metro West being a part of that story as well.


Sincerely,



Signature



Name of Business / Person



Contact Me At

April 30th, 2021

Mayor John Stevens &
Costa Mesa City Council

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Sincerely,


Signature

THE CHEESE SHOP
Name of Business / Person

408-507-2053
Contact Me At

April 30th, 2021

Mayor John Stevens &
Costa Mesa City Council

RE: Support for the Proposed One Metro West Community

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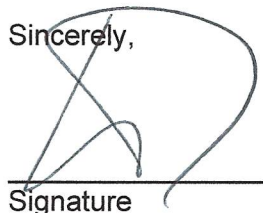
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Costa Mesa has grown as a city and a community by being at the forefront of planning great neighborhoods, parks, retail, and I look forward to One Metro West being a part of that story as well.

Sincerely,


Signature

(Todd Eickert)


Name of Business / Person

(410) 353-5046
Contact Me At

April 30th, 2021

Mayor John Stevens &
Costa Mesa City Council

RE: Support for the Proposed One Metro West Community

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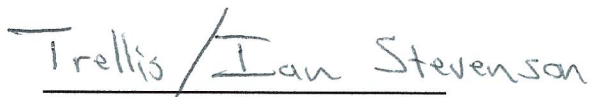
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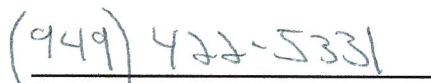
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Sincerely,


Signature


Name of Business / Person


Contact Me At

April 30th, 2021

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Costa Mesa City Council

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Sincerely,

Christine Higgs
Signature

Christine Higgs
Name of Business / Person

(949) 400-3221
Contact Me At

April 30th, 2021

Mayor John Stevens &
Costa Mesa City Council

RE: Support for the Proposed One Metro West Community

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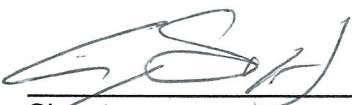
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Sincerely,


Signature

GARY SHAFFER
Name of Business / Person

949 338-5689
Contact Me At

April 30th, 2021

Mayor John Stevens &
Costa Mesa City Council

RE: Support for the Proposed One Metro West Community

Dear Mayor Stevens and Councilmembers:

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Sincerely,



Signature

Tracey Valencia

Name of Business / Person

f.emmons76@gmail.com

Contact Me At

April 30th, 2021

Mayor John Stevens &
Costa Mesa City Council

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Sincerely,

Joseph Wangel
Signature

Room & Board
Name of Business / Person

714-549-5995
Contact Me At

April 30th, 2021

Mayor John Stevens &
Costa Mesa City Council

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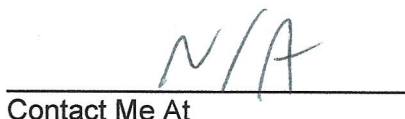
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Signature


Name of Business / Person


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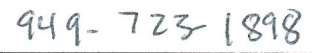
Sincerely,



Signature



Name of Business / Person



Contact Me At

April 30th, 2021

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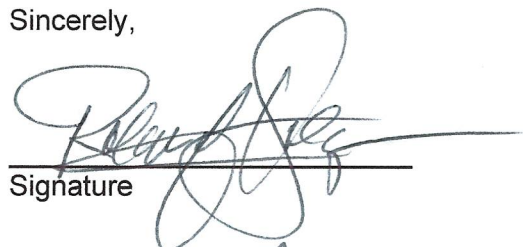
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Sincerely,



Signature

URBAN ARENA
Name of Business / Person

714-319-7858
Contact Me At

April 30th, 2021

Mayor John Stevens &
Costa Mesa City Council

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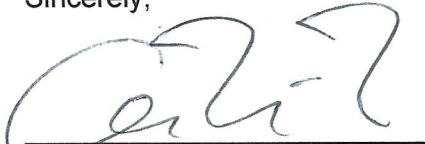
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Sincerely,


Signature

Anne Marie Kane
Name of Business / Person

908-399-4343
Contact Me At

Dear Mr. Minoo Ashabi,

What a treat. Costa Mesa gets to build housing north of the 405. Minimal impacts, but wonderful benefits: people get homes! Yay! What's not to love?

Jenni Ashabi
3210 MONTANA
949 891 2077

April 30th, 2021

Mayor John Stevens &
Costa Mesa City Council

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Sincerely,



Signature

Christine Cameron

Name of Business / Person

52socialgal52@gmail.com

Contact Me At

April 30th, 2021

Mayor John Stevens &
Costa Mesa City Council

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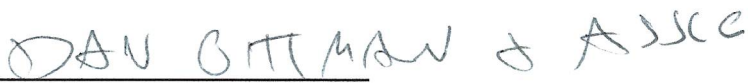
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Sincerely,


Signature


Name of Business / Person


Contact Me At

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Sincerely,

MuniGuth

Signature

Kitchen Table PR

Name of Business / Person

562 631 2192

Contact Me At

April 30th, 2021

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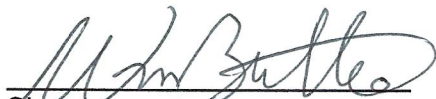
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Sincerely,


Signature

RETIRED/Wm. BUTLER
Name of Business / Person

SAWSAW@gmail.com
Contact Me At

April 30th, 2021

Mayor John Stevens &
Costa Mesa City Council

RE: Support for the Proposed One Metro West Community

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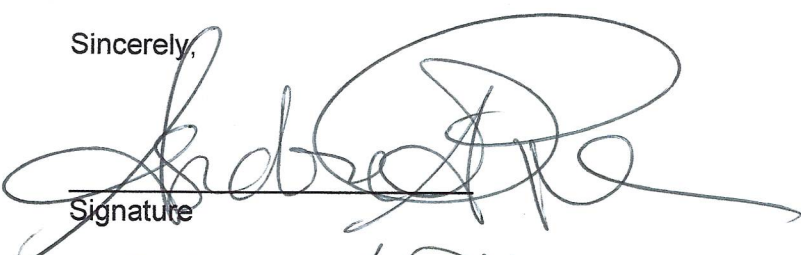
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Signature


Name of Business / Person


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April 30th, 2021

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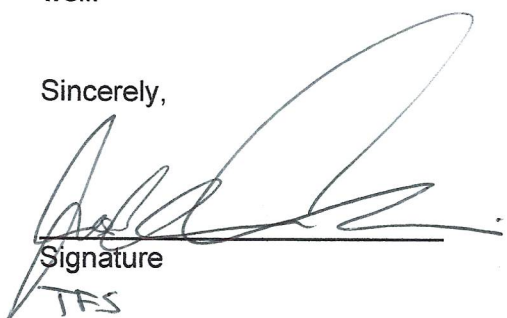
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Sincerely,


Signature

TFS
NATURAC HOME *cc Cevalani*
Name of Business / Person

415-254-5932
Contact Me At

April 30th, 2021

Mayor John Stevens &
Costa Mesa City Council

RE: Support for the Proposed One Metro West Community

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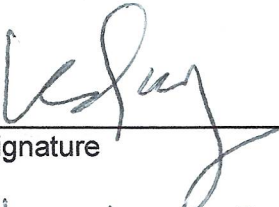
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Sincerely,


Signature

Lindsay Ortega
Name of Business / Person

760-554-7615
Contact Me At

April 30th, 2021

Mayor John Stevens &
Costa Mesa City Council

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Signature



Name of Business / Person



Contact Me At

April 30th, 2021

Mayor John Stevens &
Costa Mesa City Council

RE: Support for the Proposed One Metro West Community

Dear Mayor Stevens and Councilmembers:

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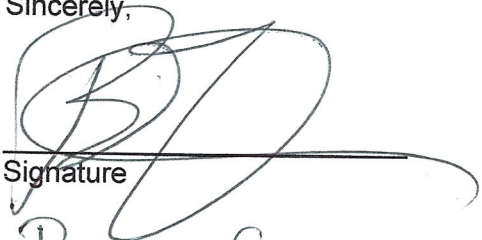
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Sincerely,



Signature

BORIS GRUBEY
Name of Business / Person

Contact Me At

April 30th, 2021

Mayor John Stevens &
Costa Mesa City Council

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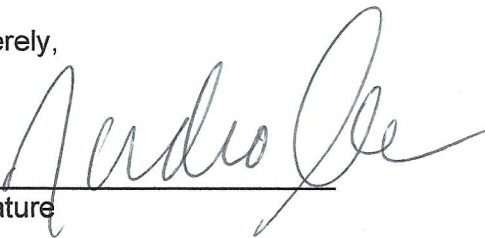
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Sincerely,


Signature

Nadia Flores
Name of Business / Person

714 234-7550
Contact Me At

April 30th, 2021

Mayor John Stevens &
Costa Mesa City Council

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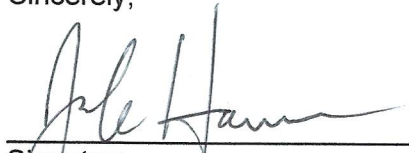
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Signature



Name of Business / Person

Contact Me At

April 30th, 2021

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Additionally, One Metro West will be an important piece of our transitioning economy. The residents of the One Metro West will spend \$38 million annually directly into Costa Mesa's businesses. The community will be an important source of homes for the nearby Anduril Headquarters and their 2,000 plus employees. And One Metro West will have over 600 jobs onsite, drawing impactful traffic away from traditional neighborhoods.

Having new residential homes walking, biking, or short commuting distance to so many other uses makes so much sense as we grow. I look forward to watching the North of the 405 Neighborhood growth organically into a new place of pride for Costa Mesa.

Costa Mesa has grown as a city and a community by being at the forefront of planning great neighborhoods, parks, retail, and I look forward to One Metro West being a part of that story as well.

Sincerely,

Cara Raffele

Signature

Cara Raffele / Altalunas

Name of Business / Person

949.290.5563 cara@altalunas.com

Contact Me At

April 30th, 2021

Mayor John Stevens &
Costa Mesa City Council

RE: Support for the Proposed One Metro West Community

Dear Mayor Stevens and Councilmembers:

As a resident of Costa Mesa since _____, I am writing to you in support of the proposed One Metro West community.

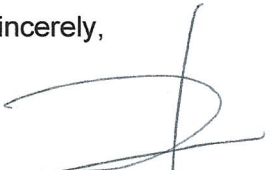
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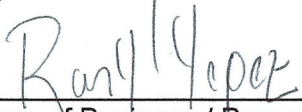
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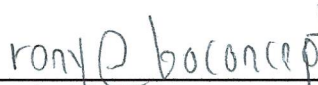
Sincerely,



Signature



Name of Business / Person



Contact Me At

rony@boconcept-oc.com

April 30th, 2021

Mayor John Stevens &
Costa Mesa City Council

RE: Support for the Proposed One Metro West Community

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Sincerely,



Signature

MATTHEW FONSECA

Name of Business / Person

matthew@orangecounty.soccer.com

Contact Me At

From: Matt Grimm <matt@anduril.com>
Sent: Tuesday, June 15, 2021 12:00 PM
To: CITY COUNCIL; CITY CLERK; STEPHENS, JOHN
Subject: Letter of support for One Metro West development
Attachments: Letter of Anduril support of One Metro West.pdf

Hello –

Please find the attached letter expressing Anduril Industries' support for the One Metro West development.

Please reach out if we can provide any further information or details.

-matt grimm-
Co-Founder and COO
Anduril Industries
matt@anduril.com

The information contained in this e-mail and any attachments from Anduril Industries Inc may contain confidential and/or proprietary information, and is intended only for the named recipient to whom it was originally addressed. If you are not the intended recipient, any disclosure, distribution, or copying of this e-mail or its attachments is strictly prohibited. If you have received this e-mail in error, please notify the sender immediately by return e-mail and permanently delete the e-mail and any attachments.



Anduril Industries | 2722 Michelson Drive | Irvine, CA 92612 | U.S.A.

June 15, 2021

Costa Mesa City Council and the Honorable Mayor John Stephens
77 Fair Drive
Costa Mesa, CA

Dear Mayor Stephens and Councilmembers,

Anduril Industries is Orange County's fastest growing technology company, and as a member of Costa Mesa's North of the 405 Neighborhood, we would like to submit this letter in support of One Metro West, the mixed-use community proposed by Rose Equities to replace the current Sakura Paper manufacturing plant at 1683 Sunflower Ave.

When we move our new headquarters into the PRESS this fall, the former site of the LA Times printing facility in Costa Mesa, we will become one of the county's largest office tenants. Our investment into the North of the 405 neighborhood will result in over 2,000 new jobs and hundreds of millions of dollars of positive economic impact in Costa Mesa. Having a community such as One Metro West growing with us, less than a mile away, will be an ideal complement to our investment.

Anduril attracts and recruits new employees both locally and throughout the nation. Orange County and Costa Mesa's lifestyle helps account for that attraction. Our employees value new challenges, growth opportunities, and a live-work-play balance. Our search for a new headquarters brought us to the North of the 405 Neighborhood because we know it can provide these elements. The area already offers great shopping, recreational opportunities at the Santa Ana River Trail, and easy freeway access to the beach and mountains. The new housing and park provided by One Metro West, with its pedestrian friendly design, will help round out our the neighborhood and will be home to many of our employees.

Our lease at the PRESS includes 450,000 square feet of office space with an additional 190,000-square-foot research and development facility expansion. Anduril's growth and success will be driven by our investment in our employees and this starts with our new headquarters. Having great neighbors like One Metro West will be an integral part of Anduril and our employee's long-term success, which is why we support the project.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Matt Grimm', with a long horizontal flourish extending to the right.

Matthew Grimm
Co-Founder and COO of Anduril Industries
Costa Mesa Resident and Constituent
matt@anduril.com

From: Anais Tangie <anais@atconnections.co>
Sent: Tuesday, June 15, 2021 11:59 AM
To: CITY COUNCIL; GREEN, BRENDA; jeff@portolacoffeelab.com; Jeffrey Duggan; Christa Duggan
Subject: Support Letter for One Metro West, from Portola Coffee
Attachments: One Metro West - Letter of Support - Portola Coffee Roasters.pdf

Hello again City Council and City Clerk,

See attached letter of support from Portola Roasters, a local Costa Mesa coffee shop at SOCO and The OC Mix. Owners cc'd.

--



Developing Commercial Community



ANAIS TANGIE
CEO | FOUNDER
949.274.3214
Anais@ATConnections.co
www.ATConnections.co

June 15, 2021

Mayor John Stephens & Costa Mesa City Council

RE: Support for the Proposed One Metro West Community

Dear Mayor Stephens and Councilmembers:

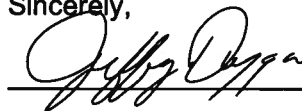
As a business owner in Costa Mesa since 2010, I am writing to you in support of the proposed One Metro West community.

Growth of retail in general, particularly post-COVID is an important spoke in the wheel when it comes to a true return to normalcy. This is a particularly sensitive topic to me being an owner of Portola Coffee Roasters in the neighboring retail center, South Coast Collection (SoCo). It is important to create balance in communities. That said, retail has found purpose and opportunity in commercial areas that were otherwise desolate. As retail growth in southern California continues to flourish, municipalities have no choice but to look for new, non-traditional areas within their cities to support the need for additional housing and retail businesses. SoCo provides a prime example that if you built it, they will come. Retail housing will support SoCo, and allow for continued growth and success, as well as the numerous retail businesses located both north and south on Harbor Blvd. This is a wonderful opportunity to create much needed balance in that otherwise commercial dominant territory. Costa Mesa is a prime city in high demand for residential supply. From what I understand of One Metro West, it is a well-designed project with an incredibly talented team to ensure it is successfully constructed and managed. I agree with the information to follow, and believe it is an accurate depiction of the positive impact One Metro West would bring.

Additionally, One Metro West will be an important piece of our transitioning economy. The residents of the One Metro West will spend \$38 million annually directly into Costa Mesa's businesses. The community will be an important source of homes for the nearby Anduril Headquarters and their 2,000 plus employees. And One Metro West will have over 600 jobs onsite, drawing impactful traffic away from traditional neighborhoods.

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Sincerely,



Signature

Jeffrey Duggan

Name of Business / Person

Owner, Portola Coffee Roasters

From: Nancy <nosso5@aol.com>
Sent: Tuesday, June 15, 2021 11:54 AM
To: CITY CLERK
Subject: One Metro West

To whom it may concern,

Hello, my name is Nancy Osso. I am completely against the current proposal for One Metro West. I live in the Mesa Verde North tract that will front this project. I believe that this project will seriously impact the traffic both on Harbor Blvd, and Gisler. The only schools available to service this project are California Elementary School, and Tewinkle Middle School. First even if....there are only 100 children living at OMW they will overcrowd these schools. Second that is 200 more car trips on Harbor...to Gisler to California Street. Very few I believe will use a bus service. All of these streets are currently a nightmare! People who live in the tracts that surround these schools have only one street to get to Harbor Blvd. That is Gisler. Those that chose to exit to Gisler from Iowa near the Vagabond Inn have a horrible time trying to get on to Gisler during peak school/work hours. Those living closer to the SART and trying to access Harbor via Gisler have school traffic and crossing guards to contend with.

If the thinking is that these school children will ride their bikes...or walk to school...that is not realistic. They would either have to use the SART (not safe for children) and walk/ride 1-1/2 miles to school or walk down Harbor Blvd.

In addition....where will those living at OMW shop? Target? Vons? Where will they eat? In and Out, Chick-fil-a, Canes? How will they get there? I can assure you they will not walk or ride a bike! More traffic on Harbor Blvd.

This is just a bad idea. Please vote NO!

Thank you,
Nancy Osso

From: Anais Tangie <anais@atconnections.co>
Sent: Tuesday, June 15, 2021 11:11 AM
To: CITY COUNCIL; GREEN, BRENDA
Subject: Letters of Support, for One Metro West
Attachments: support letters (1).pdf

Hello City Council, and City Clerk,

Attached are 27 signed letters of support for One Metro West, accumulated at the Neighborhood Block Party, hosted at SOCO and The OC Mix. Costa Mesa residents and small businesses support the revitalization of the North of the 405 Neighborhood, with the addition of affordable and accessible housing, built by One Metro West.

Housing is the heart of a vibrant community, and employees and employers want to stay in this City we hold so dear. Building 1,057 homes in an underutilized area will connect the community, invigorate the local economy, and add 106 affordable apartments. Thank you for listening to our restaurants, retailers and renters, who make up 64% of Costa Mesa residents.

Much appreciated.

--



Developing Commercial Community



ANAIS TANGIE
CEO | FOUNDER
949.274.3214
Anais@ATConnections.co
www.ATConnections.co

From: Danielle Mills <trinity218@gmail.com>
Sent: Tuesday, June 15, 2021 11:23 AM
To: GREEN, BRENDA; CITY COUNCIL; STEPHENS, JOHN; MARR, ANDREA; CHAVEZ, MANUEL; GAMEROS, LOREN; HARLAN, JEFFREY; HARPER, DON; REYNOLDS, ARLIS
Subject: Request to add to Agenda: One Metro West Citizen Advisory Committee
Attachments: Screenshot (16).png; Screenshot (17).png; Screenshot (19).png

Good Morning City Council members and Ms. Green,

I am writing to kindly request your consideration and discussion of adding the petition to form a Citizen Advisory Committee on the One Metro West project to your City Council Agenda. As you can see, we currently have over 500 signatures and residents would very much like to be involved in this process.

Here is the link to the petition, and I have also included attachments of the petition that are current as of this morning:

<http://chnng.it/78JHM5jws5>

Thank you so much,

Danielle Mills
District 3 resident
714-501-1687
Trinity218@gmail.com

One Metro West Citizen Advisory Committee



Danielle Mills started this petition to Residents of the City of Costa Mesa and 1 other

We are requesting the Costa Mesa City Council form a Citizen Advisory Committee to provide oversight and advice to the City Council on the One Metro West project.

504 have signed. Let's get to 1,000!

At 1,000 signatures, this petition is more likely to be featured in recommendations!

Residents of
the City of...

Share on Facebook

 Send a Facebook message

 Send an email to friends

 Tweet to your followers

The Committee will be administered by a governing board consisting of the Costa Mesa City Council from Districts 1 and 2, with the board member's term ending when he or she is no longer on the City Council. Additionally, the Committee will consist of Costa Mesa citizens from each council district, and an additional citizen from member from Districts 1 and 2, with the citizen's terms ending at the leisure of the Council Member who appointed them or at the end of the appointed Council Member's terms. The city shall enact bylaws for the Committee to detail the format and structure in more detail. This Committee shall be governed by the Brown Act, and have a chairperson and a vice chairperson, both of whom shall be Council Members.

The Advisory Committee will:

Provide advice to the City Council regarding the project and issues/mitigation measures

Review short- and long-range impacts

Review the City's Measure Y ballot language should the project be approved

[Copy link](#)

Show this petition to more potential supporters

Promote this petition

Make recommendations to the City Council regarding suggested community and project benefits

Meet at least monthly to review the project

Perform such other duties or studies as may be directed by the City Council